

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 6/3/2014	(3) CONTACT/PHONE Armand Boutte, Development Services Division (805) 781-5268	
(4) SUBJECT The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map: Tract 2637 Phase 1, a proposed subdivision resulting in 22 residential lots and 2 open space lots, by Jazzy Town, LLC, San Miguel; act on the attached resolution to accept the relinquishment of ingress and egress, act on the attached resolution to approve an Open Space Agreement, and act on the attached resolution to approve an agreement for the payment of drainage and road improvement fees. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board approve Tract 2637 Phase 1, a proposed subdivision resulting in 22 residential lots and 2 open space lots, by Jazzy Town, LLC, and the following actions: 1. Approve the attached resolution to accept the relinquishment of ingress and egress; and 2. Approve the attached resolution to approve an Open Space Agreement; and 3. Approve the attached resolution to approve an agreement for the payment of drainage and road improvement fees.			
(6) FUNDING SOURCE(S) Development Agreement	(7) CURRENT YEAR FINANCIAL IMPACT \$359,000.00	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date:	
(17) ADMINISTRATIVE OFFICE REVIEW <i>Nikki J. Schmidt</i>			
(18) SUPERVISOR DISTRICT(S) District 1			

Reference: 14JUN03-C-3

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works
Armand Boutte, Development Services Division

VIA: Douglas A. Rion, County Surveyor

DATE: 6/3/2014

SUBJECT: The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map: Tract 2637 Phase 1, a proposed subdivision resulting in 22 residential lots and 2 open space lots, by Jazzy Town, LLC, San Miguel; act on the attached resolution to accept the relinquishment of ingress and egress, act on the attached resolution to approve an Open Space Agreement, and act on the attached resolution to approve an agreement for the payment of drainage and road improvement fees. District 1.

RECOMMENDATION

It is recommended that the Board approve Tract 2637 Phase 1, a proposed subdivision resulting in 22 residential lots and 2 open space lots, by Jazzy Town, LLC, and the following actions:

1. Approve the attached resolution to accept the relinquishment of ingress and egress; and
2. Approve the attached resolution to approve an Open Space Agreement; and
3. Approve the attached resolution to approve an agreement for the payment of drainage and road improvement fees.

DISCUSSION

The subject map has satisfied all the conditions of approval that were established in the public hearing on the tentative map. The map was processed by the County Planning Department with input from County Fire, County Public Works, Environmental Health, the Air Pollution Control District, and other affected county departments as well as the San Miguel Community Services District, San Miguel Advisory Council and California Department of Transportation (CalTrans).

At the March 8, 2007 public hearing, the Planning Commission granted tentative approval to the proposed subdivision. A reconsideration of a particular condition of approval was subsequently approved by the commission on May 3, 2007. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied their conditions.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate final map that is in substantial conformance with the design of the approved tentative map has been submitted to the

County Surveyor, the County Surveyor will transmit the map with his approval and certification to the County Clerk awaiting your Board's approval to file the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act.

In addition to the map approval, your Board must act on each of the attached resolutions to accept the relinquishment of ingress and egress, approve the open space agreement and approve the agreement for payment of drainage and road improvement fees.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk is to hold the map until your Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map as prescribed by the Subdivision Map Act and records the approved resolutions.

FINANCIAL CONSIDERATIONS

All costs for examination and certification of the map by the County Surveyor are paid by the project owner(s). According to the conditions of approval established for the Tract, the terms of the attached agreement will provide for payment of road and drainage fees of \$3,870 and \$2,317 respectively. These fees will be collected for each single family residential unit at the time of building permit issuance. There are 58 residential lots in the subdivision which will result in approximately \$224,460 in revenue to be used for mitigation of cumulative traffic impacts and approximately \$134,386 to be used for mitigation of cumulative drainage impacts in the San Miguel area. The agreement contains provisions for an inflation adjustment based on the Caltrans Highway Construction Cost Index.

RESULTS

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Recorder.

File: Tract 2637

Reference: 14JUN03-C-3

C:\Users\nschmidt\AppData\Roaming\PROVOX\AgendaTemp\Agenda_Item__3398.doc\Tract 2637 Phase 1 Map Submittal brd ltr.doc.AB:lc

ATTACHMENTS

1. Vicinity Maps
2. Planning and Building Staff Report
3. Open Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo
4. Resolution Approving and Accepting an Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo by Jazzy Town, LLC, a California Limited Liability Company
5. Agreement for Payment of Drainage and Road Improvement Fees
6. Resolution Accepting the Relinquishment of Rights of Ingress and Egress along River Road, County Road No. 5252
7. Resolution Approving Agreement for Payment of Drainage and Road Improvement Fee for Tract 2637